

Hume Planning Consultancy Ltd
Innovation House
Discovery Park
Innovation Way
Sandwich
Kent
CT13 9FF

Application Ref: **2018/0413/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

3 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning (General Permitted Development) (England) Order 2015)
Schedule 2, Part 3, Class C

Prior Approval Required - Approval Given

Address:
78 Southampton Row
London
WC1B 4AR

Proposal:
Change of use of ground floor and basement from retail (Class A1) to restaurant/cafe (Class A3) use.
Drawing Nos: Site location plan; (1168-03-)18, 18-2; Supporting statement from Hume Planning Consultancy dated January 2018; Rational Ultravent Plus System and Exhaust Hood specification documents; Emails from Hume Planning Consultancy dated 21/03/2018 and 26/03/2018.

The Council has considered your application for development consisting of a change of use of shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops and casinos of up to 150m² floorspace to a use within Class A3 restaurants and cafes of the Schedule to the Use Classes Order described above and hereby determines that prior approval is required and **gives approval** subject to the following condition(s).

Condition(s) and Reason(s):

- 1 Development under Class C is permitted subject to the condition that development



under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 3 The use hereby approved shall not be carried out outside the following times: Monday to Sunday: 07:00 - 23:00.

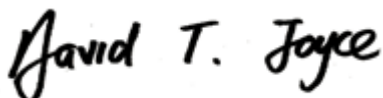
Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are reminded that this prior approval relates to the proposal as described above and as shown on the approved documentation, and does not grant planning permission or consent for any external alterations. In particular attention is drawn to the need to apply for planning permission for any external plant or equipment in connection with the approved use. Planning advice may be sought from the Council's Development Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or by email at planning@camden.gov.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning